

Planning Commission Draft Motion No. ____

HEARING DATE: July 22, 2010

1650 Mission St. Suite 400 San Francisco, CA 94103-2479

Reception: 415.558.6378

Fax: 415.558.6409

Planning Information: 415.558.6377

Case No.: **2006.1106E**

Project Address: 222 Second Street Office Project

Zoning: C-3-O (SD) Downtown Office (Special Development) District

350-S / 150-S Height and Bulk Districts

Block/Lot: 3735 / 63

Project Sponsor: Tishman Speyer

Andrew Junius, Attorney One Bush Street, Suite 400 San Francisco, CA 94104

(415) 567-9000

Staff Contact: Michael Jacinto – (415) 575-9033

michael.jacinto@sfgov.org

ADOPTING FINDINGS RELATED TO THE CERTIFICATION OF A FINAL ENVIRONMENTAL IMPACT REPORT FOR A PROPOSED OFFICE PROJECT AT 222 SECOND STREET WITH 430,650 GROSS SQUARE FEET OF OFFICE SPACE, APPROXIMATELY 4,963 SQUARE FEET OF GROUND-FLOOR RETAIL SPACE; AND APPROXIMATELY 27,932 SQUARE FEET OF PARKING AREA LOCATED ON TWO BELOW GROUND PARKING LEVELS, WITH APPROXIMATELY 54 PARKING SPACES, WITH THE CAPACITY FOR 80 VEHICLES WITH VALET PARKING.

MOVED, that the San Francisco Planning Commission (hereinafter "Commission") hereby CERTIFIES the Final Environmental Impact Report identified as Case No. 2006.1106E, 222 Second Street (hereinafter "Project"), based upon the following findings:

- 1. The City and County of San Francisco, acting through the Planning Department (hereinafter "Department") fulfilled all procedural requirements of the California Environmental Quality Act (Cal. Pub. Res. Code Section 21000 *et seq.*, hereinafter "CEQA"), the State CEQA Guidelines (Cal. Admin. Code Title 14, Section 15000 *et seq.*, (hereinafter "CEQA Guidelines") and Chapter 31 of the San Francisco Administrative Code (hereinafter "Chapter 31").
 - A. The Department determined that an Environmental Impact Report (hereinafter "EIR") was required and provided public notice of that determination by publication in a newspaper of general circulation on January 27, 2010.
 - B. On January 27, 2010 the Department published the Draft Environmental Impact Report (hereinafter "DEIR") and provided public notice in a newspaper of general circulation of the availability of the DEIR for public review and comment and of the date and time of the Planning Commission public hearing on the DEIR; this notice was mailed to the Department's list of persons requesting such notice.

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C. Notices of availability of the DEIR and of the date and time of the public hearing were posted near the project site by Department staff on January 27, 2010.

- D. On January 27, 2010, copies of the DEIR were mailed or otherwise delivered to a list of persons requesting it, to those noted on the distribution list in the DEIR, to adjacent property owners, and to government agencies, the latter both directly and through the State Clearinghouse.
- E. Notice of Completion was filed with the State Secretary of Resources via the State Clearinghouse on January 25, 2010.
- 2. The Commission held a duly advertised public hearing on said DEIR on March 4, 2010 at which opportunity for public comment was given, and public comment was received on the DEIR. The period for acceptance of written comments ended on March 25, 2010.
- 3. The Department prepared responses to comments on environmental issues received at the public hearing and in writing during the 57-day public review period for the DEIR, prepared revisions to the text of the DEIR in response to comments received or based on additional information that became available during the public review period, and corrected errors in the DEIR. This material was presented in a Draft Comments and Responses document, published on July 8, 2010, distributed to the Commission and all parties who commented on the DEIR, and made available to others upon request at Department offices.
- 4. A Final Environmental Impact Report has been prepared by the Department, consisting of the Draft Environmental Impact Report, any consultations and comments received during the review process, any additional information that became available, and the Summary of Comments and Responses all as required by law.
- 5. Project Environmental Impact Report files have been made available for review by the Commission and the public. These files are available for public review at the Department offices at 1650 Mission Street, and are part of the record before the Commission.
- 6. On July 22, 2010, the Commission reviewed and considered the Final Environmental Impact Report and hereby does find that the contents of said report and the procedures through which the Final Environmental Impact Report was prepared, publicized, and reviewed comply with the provisions of CEQA, the CEQA Guidelines, and Chapter 31 of the San Francisco Administrative Code.
- 7. The Planning Commission hereby does find that the Final Environmental Impact Report concerning File No. 2006.1106E, the 222 Second Street Office Project reflects the independent judgment and analysis of the City and County of San Francisco, is adequate, accurate and objective, and that the Comments and Responses document contains no significant revisions to the DEIR, and hereby does CERTIFY THE COMPLETION of said Final Environmental Impact Report in compliance with CEQA and the CEQA Guidelines.
- 8. The Commission, in certifying the completion of said Final Environmental Impact Report, hereby does find that the project described in the Environmental Impact Report:

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- A. Will result in a significant, project-specific impact at the intersection of Harrison/Second Streets, which would contribute to a roughly 16 percent increase in left-turn volumes at this intersection with resultant increases in level of service delays that would constitute a significant and unavoidable impact to traffic; and,
- B. Will make considerable contributions to future 2025 cumulative traffic growth at the intersections of Howard/Third Streets; Howard/New Montgomery Streets; Folsom/Second Streets; Harrison/Second Streets, which is considered a significant and adverse impact.

I hereby certify that the foregoing Motion was ADOPTED by the Planning Commission at its regular meeting of July 22, 2010.

Linda Avery Commission Secretary

AYES:

NOES:

ABSENT:

ADOPTED: